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SALES PRICES LEVEL OFF

OVER a good part of the country, sales prices of a standard five-room brick ranch house show signs of leveling off. Indeed, when computed on a national basis, the sales price in September 1954 is a fraction below the same figure in 1952.

This conclusion was reached as a result of our biennial nationwide sales price and tax survey of our standard five-room brick ranch house. In September 1952 the average sales price of this house on a 75' x 125' lot was $14,630, compared with $14,520 in September 1954.

In St. Louis, the average sales price of this house and lot was $16,500, in comparison with a reproduction cost new of the house and lot of $15,100. This indicates that a scarcity premium or "ease of financing" premium of $1,400 exists on this type of house in the city of St. Louis. In the suburbs it is slightly less.

In order to show you what has happened to the relationship between selling price and reproduction cost new of this house and lot since 1950 in St. Louis, we have compiled the following table:

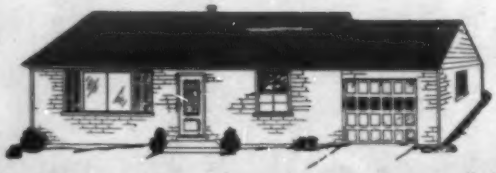
FIVE-ROOM BRICK RANCH HOUSE
AND 75' x 125' LOT
IN ST. LOUIS

		1950	1952	1954
Sales price* - house & lot		$13,580	$14,750	$16,500
Reproduction cost* - house & lot		12,200	13,600	15,100
Scarcity premium	$	1,380	1,150	1,400
	%	11.3%	8.5%	9.3%

*All prices and costs include 5% sales commission.

(cont. on page 397)

1954 RESIDENTIAL TAX SURVEY



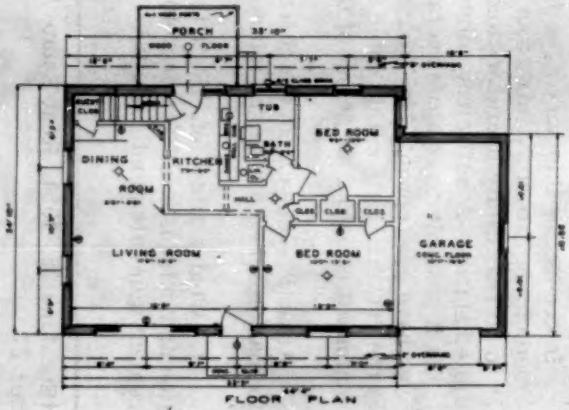
THIS IS THE HOUSE

THESE ARE THE SPECIFICATIONS

This five-room brick ranch house has been selected as the most typical FHA-insured home in most parts of the United States. This house has a living area of 736 square feet and a garage of 188 square feet. The basement has an area of 736 square feet.

In brief, the plans and specifications call for an 8" poured concrete foundation, concrete basement and garage floors; concrete slab for front stoop; brick veneer (brick on frame) exterior walls; dry wall construction throughout; oak flooring; storm and screen doors; full length aluminum screens; tile kitchen and bath; rubber tile on kitchen floor; automatic gas water heater; built-in kitchen cabinets; 210-lb. composition shingle roof with copper downspouts; modern bathroom fixtures; forced air heating; modern electrical installations; insulation in exterior walls and ceiling. Good average quality material and workmanship have been used throughout.

THE FLOOR PLAN



THESE ARE THE QUESTIONS

	Within City Limits	Beyond City Limits
What would a lot, 75' x 125', suitable for this house and near transportation and schools, sell for on a 40' street with concrete or comparable paving, cement sidewalks and curbs?	$_____	$_____
What would this lot and house, not over one year old, sell for in your community? With basement	$_____	$_____
or Without basement	$_____	$_____
What would this property rent for?	$_____	$_____
How much do you estimate this house and lot would be assessed for tax purposes in your community?	$_____	$_____
How much would the taxes amount to if house were tenant occupied?	$_____	$_____
How much would the taxes amount to if house were owner occupied?	$_____	$_____

NAME OF CITY _____

(Sign) _____

(cont. from page 395)

By way of contrast we have prepared a similar table on our standard six-room, two-story frame house.

SIX-ROOM FRAME HOUSE
AND 50' x 125' LOT
IN ST. LOUIS

		1946	1948	1950	1952	1954
Sales price* - house & lot		$15,357	$17,667	$18,200	$19,750	$21,500
Reproduction cost* - house & lot		11,900	16,200	17,000	19,000	20,400
Scarcity premium	$	3,457	1,467	1,200	750	1,100
	%	29.0%	9.1%	7.1%	3.9%	5.4%

*All prices and costs include 5% sales commission.

You will notice that in the 3 years 1950, 1952 and 1954, the scarcity premium or "ease of financing" premium followed roughly the same trend on both houses. On the other hand, the percentage premium for the brick ranch house has run a little higher than the premium on the two-story frame. This is because one-story houses are in greater demand in the St. Louis area and also because brick houses are more popular here. Another factor is that the lower price on the ranch house gave it a higher demand.

On the following pages of this bulletin we show the results of our survey of sales prices and taxes on the five-room brick ranch house. This survey includes returns from 129 cities.

In conducting this survey we followed the same procedure which we have followed on the two-story, six-room frame house.† A questionnaire was sent to from 25 to 50 real estate operators and builders in each of 200 principal cities of the United States. A sufficient number of replies was received from 129 cities to make it possible to compute averages for these communities. For each city, figures have been compiled for the city proper and for the homes beyond the city limits of the central city. In this outer area it was necessary to average many satellite communities into a single set of figures.

As will be seen from the questionnaire reprinted on the opposite page, the information asked for was as follows:

1. What would a lot, 75' x 125', suitable for this house and near transportation and schools, sell for on a 40' street with concrete or comparable paving, cement sidewalks and curbs?

(cont. on page 410)

†See June 25, 1954, Real Estate Analyst, pages 237-252. Volume XXIII, Number 27.

NATIONAL AVERAGE

	1950	1952	1954
Value of lot - City	$ 1,960	$ 2,240	$ 2,350
Ditto - Suburbs	1,400	1,660	1,790
IN AREAS WITH BOTH TYPES OF CONSTRUCTION:			
Value of lot & house with bsmt. - City	12,740	14,630	14,520
Ditto - Suburbs	12,000	13,830	13,750
Value of lot & house without bsmt. - City	11,660	13,430	13,210
Ditto - Suburbs	10,930	12,660	12,490
Monthly rent - City	-	110	100
Ditto - Suburbs	-	100	90
Value ? times monthly rent	-	133	145
Ditto - Suburbs	-	138	152
Annual rent as % of value	-	9.0%	8.3%
Ditto - Suburbs	-	8.7%	7.9%
IN AREAS WITHOUT BASEMENT:			
Value of lot & house without bsmt. - City	$10,050	$12,750	$11,370
Ditto - Suburbs	9,150	10,190	10,100
Monthly rent - City	-	96	92
Ditto - Suburbs	-	85	80
Value ? times monthly rent	-	133	124
Ditto - Suburbs	-	120	126
Annual rent as % of value	-	9.0%	9.7%
Ditto - Suburbs	-	10.0%	9.5%
*Taxes, owner & tenant occupied - City	$ -	$ 225	$ 224
*Ditto - Suburbs	-	152	157
**Taxes, tenant occupied - City	-	193	195
**Ditto - Suburbs	-	115	105
**Taxes, owner occupied - City	-	131	138
**Ditto - Suburbs	-	76	63

*Cities not having homestead tax exemption.
**Cities having homestead tax exemption.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

AKRON, OHIO

	1950	1952	1954
Value of lot - City	$ 1,550	$ 1,925	$ 2,200
Ditto - Suburbs	1,250	1,550	1,800
Value of lot & house with bsmt.	10,550	14,875	15,250
Ditto - Suburbs	10,250	14,500	13,000
Value of lot & house without bsmt.	9,690	13,625	13,250
Ditto - Suburbs	9,400	13,250	11,250
Monthly rent - City	-	150	103
Ditto - Suburbs	-	150	90
Taxes, tenant occupied - City	-	180	165
Ditto - Suburbs	-	157	137
Taxes, owner occupied - City	-	180	165
Ditto - Suburbs	-	157	137
Value ? times monthly rent	-	99	148
Ditto - Suburbs	-	96	144
Annual rent as % of value	-	12.1%	8.1%
Ditto - Suburbs	-	12.4%	8.3%

ALLENTOWN, PA.

	1950	1952	1954
Value of lot - City	$ 1,600	$ 1,500	$ 1,800
Ditto - Suburbs	900	1,000	1,200
Value of lot & house with bsmt.	12,100	14,000	14,800
Ditto - Suburbs	10,800	12,500	13,500
Value of lot & house without bsmt.	9,425	10,900	12,100
Ditto - Suburbs	8,650	10,000	11,000
Monthly rent - City	-	125	175
Ditto - Suburbs	-	125	175
Taxes, tenant occupied - City	-	225	285
Ditto - Suburbs	-	130	98
Taxes, owner occupied - City	-	225	285
Ditto - Suburbs	-	130	98
Value ? times monthly rent	-	112	84
Ditto - Suburbs	-	100	77
Annual rent as % of value	-	10.7%	14.5%
Ditto - Suburbs	-	12.0%	15.9%

ALTOONA, PA.

	1950	1952	1954
Value of lot - City	$ 1,250	$ 1,250	$ 1,500
Ditto - Suburbs	900	1,000	1,000
Value of lot & house with bsmt.	11,970	13,750	13,000
Ditto - Suburbs	11,550	13,250	12,500
Value of lot & house without bsmt.	-	-	12,300
Ditto - Suburbs	-	-	12,000
Monthly rent - City	-	90	90
Ditto - Suburbs	-	90	85
Taxes, tenant occupied - City	-	240	160
Ditto - Suburbs	-	210	75
Taxes, owner occupied - City	-	240	160
Ditto - Suburbs	-	210	75
Value ? times monthly rent	-	153	144
Ditto - Suburbs	-	147	147
Annual rent as % of value	-	7.9%	8.3%
Ditto - Suburbs	-	8.2%	8.6%

AMARILLO, TEX.

	1950	1952	1954
Value of lot - City	$ -	$ 1,500	$ 1,750
Ditto - Suburbs	-	1,000	1,200
Value of lot & house with bsmt.	-	-	13,250
Ditto - Suburbs	-	-	12,000
Value of lot & house without bsmt.	-	12,300	10,300
Ditto - Suburbs	-	11,500	9,250
Monthly rent - City	-	90	67
Ditto - Suburbs	-	85	45
Taxes, tenant occupied - City	-	130	250
Ditto - Suburbs	-	90	125
Taxes, owner occupied - City	-	130	235
Ditto - Suburbs	-	90	100
Value ? times monthly rent	-	139*	197
Ditto - Suburbs	-	135*	204
Annual rent as % of value	-	8.6%*	6.0%
Ditto - Suburbs	-	8.9%*	4.5%

ANDERSON, IND.

	1950	1952	1954
Value of lot - City	$ -	$ 1,500	$ 2,500
Ditto - Suburbs	-	1,400	3,500
Value of lot & house with bsmt.	-	13,500	15,000
Ditto - Suburbs	-	14,000	16,000
Value of lot & house without bsmt.	-	12,500	14,000
Ditto - Suburbs	-	13,000	15,000
Monthly rent - City	-	90	100
Ditto - Suburbs	-	90	120
Taxes, tenant occupied - City	-	190	-
Ditto - Suburbs	-	90	-
Taxes, owner occupied - City	-	190	-
Ditto - Suburbs	-	90	-
Value ? times monthly rent	-	150	150
Ditto - Suburbs	-	156	133
Annual rent as % of value	-	8.0%	8.0%
Ditto - Suburbs	-	7.7%	9.0%

ANN ARBOR, MICH.

	1950	1952	1954
Value of lot - City	$ -	$ -	$ 3,000
Ditto - Suburbs	-	-	1,000
Value of lot & house with bsmt.	-	-	16,000
Ditto - Suburbs	-	-	15,000
Value of lot & house without bsmt.	-	-	15,000
Ditto - Suburbs	-	-	14,000
Monthly rent - City	-	-	125
Ditto - Suburbs	-	-	100
Taxes, tenant occupied - City	-	-	200
Ditto - Suburbs	-	-	80
Taxes, owner occupied - City	-	-	200
Ditto - Suburbs	-	-	80
Value ? times monthly rent	-	-	128
Ditto - Suburbs	-	-	150
Annual rent as % of value	-	-	9.3%
Ditto - Suburbs	-	-	8.0%

ATLANTA, GA.

	1950	1952	1954
Value of lot - City	$ 1,500	$ 2,000	$ 2,000
Ditto - Suburbs	1,000	1,800	1,800
Value of lot & house with bsmt.	-	-	11,000
Ditto - Suburbs	-	-	10,500
Value of lot & house without bsmt.	9,600	10,750	10,000
Ditto - Suburbs	8,950	10,000	9,500
Monthly rent - City	-	110	85
Ditto - Suburbs	-	90	75
Taxes, tenant occupied - City	-	180	125
Ditto - Suburbs	-	160	100
Taxes, owner occupied - City	-	80	80
Ditto - Suburbs	-	60	60
Value ? times monthly rent	-	98*	129
Ditto - Suburbs	-	111*	140
Annual rent as % of value	-	12.9%*	9.2%
Ditto - Suburbs	-	10.8%*	8.9%

AUGUSTA, GA.

	1950	1952	1954
Value of lot - City	$ 1,680	$ 2,500	$ 2,500
Ditto - Suburbs	1,480	2,200	1,500
Value of lot & house with bsmt.	-	-	15,000
Ditto - Suburbs	-	-	13,500
Value of lot & house without bsmt.	8,400	11,250	13,500
Ditto - Suburbs	7,650	10,250	12,000
Monthly rent - City	-	100	75
Ditto - Suburbs	-	90	75
Taxes, tenant occupied - City	-	198	175
Ditto - Suburbs	-	154	120
Taxes, owner occupied - City	-	120	100
Ditto - Suburbs	-	88	80
Value ? times monthly rent	-	113*	200
Ditto - Suburbs	-	114*	190
Annual rent as % of value	-	10.7%*	6.0%
Ditto - Suburbs	-	10.5%*	6.6%

AUSTIN, TEX.

	1950	1952	1954
Value of lot - City	$ 2,125	$ 1,600	$ 2,000
Ditto - Suburbs	1,500	1,300	1,500
Value of lot & house with bsmt.	-	-	9,225
Ditto - Suburbs	-	-	8,750
Value of lot & house without bsmt.	12,000	11,000	8,625
Ditto - Suburbs	10,900	10,000	8,125
Monthly rent - City	-	85	75
Ditto - Suburbs	-	75	65
Taxes, tenant occupied - City	-	120	-
Ditto - Suburbs	-	40	-
Taxes, owner occupied - City	-	110	40
Ditto - Suburbs	-	33	18
Value ? times monthly rent	-	129*	125
Ditto - Suburbs	-	133*	134
Annual rent as % of value	-	9.2%*	9.7%
Ditto - Suburbs	-	9.0%*	8.9%

BAY CITY, MICH.

	1950	1952	1954
Value of lot - City	$ 1,200	$ 1,650	$ 2,000
Ditto - Suburbs	910	1,250	1,500
Value of lot & house with bsmt.	12,150	14,300	14,250
Ditto - Suburbs	11,260	13,250	13,000
Value of lot & house without bsmt.	10,630	12,500	12,750
Ditto - Suburbs	9,960	11,750	12,125
Monthly rent - City	-	87	100
Ditto - Suburbs	-	77	100
Taxes, tenant occupied - City	-	148	-
Ditto - Suburbs	-	31	-
Taxes, owner occupied - City	-	148	-
Ditto - Suburbs	-	31	-
Value ? times monthly rent	-	164	142
Ditto - Suburbs	-	172	130
Annual rent as % of value	-	7.3%	8.4%
Ditto - Suburbs	-	7.9%	9.2%

BETHLEHEM, PA.

	1950	1952	1954
Value of lot - City	$ 1,000	$ 1,500	$ 1,600
Ditto - Suburbs	530	800	1,200
Value of lot & house with bsmt.	10,350	13,000	14,250
Ditto - Suburbs	9,950	12,500	13,000
Value of lot & house without bsmt.	9,550	12,000	13,000
Ditto - Suburbs	9,250	11,750	12,000
Monthly rent - City	-	90	90
Ditto - Suburbs	-	90	85
Taxes, tenant occupied - City	-	180	175
Ditto - Suburbs	-	100	110
Taxes, owner occupied - City	-	160	175
Ditto - Suburbs	-	100	110
Value ? times monthly rent	-	144	158
Ditto - Suburbs	-	130	163
Annual rent as % of value	-	8.3%	7.5%
Ditto - Suburbs	-	9.2%	7.3%

BIRMINGHAM, ALA.

	1950	1952	1954
Value of lot - City	$ 1,550	$ 1,625	$ 2,200
Ditto - Suburbs	950	1,000	1,500
Value of lot & house with bsmt.	-	-	11,800
Ditto - Suburbs	-	-	10,000
Value of lot & house without bsmt.	8,050	9,350	9,800
Ditto - Suburbs	7,650	9,100	9,000
Monthly rent - City	-	90	85
Ditto - Suburbs	-	80	75
Taxes, tenant occupied - City	-	113	112
Ditto - Suburbs	-	85	80
Taxes, owner occupied - City	-	100	100
Ditto - Suburbs	-	41	50
Value ? times monthly rent	-	119*	135
Ditto - Suburbs	-	108*	133
Annual rent as % of value	-	10.0%*	8.5%
Ditto - Suburbs	-	11.1%*	9.0%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	BRIDGEPORT, CONN.			BROCKTON, MASS.			BUFFALO, N. Y.			CAMDEN, N.J.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,300	$ 1,500	$ 2,500	$ -	$ 1,500	$ 1,250	$ 2,100	$ 2,500	$ 2,700	$ 900	$ 1,150	$ 2,000
Ditto - Suburbs	875	1,000	1,800	-	1,000	625	1,720	2,000	2,500	1,400	1,800	1,500
Value of lot & house with bsmt.	12,300	14,500	15,500	-	15,000	14,000	12,200	15,500	16,000	9,900	12,500	11,500
Ditto - Suburbs	12,300	14,500	15,150	-	14,500	13,150	11,750	14,000	15,500	10,700	13,500	11,000
Value of lot & house without bsmt.	11,800	13,900	14,700	-	13,000	12,250	11,340	13,500	15,000	9,020	11,400	10,500
Ditto - Suburbs	11,800	13,900	14,200	-	12,000	11,500	10,920	13,000	14,500	9,800	12,400	10,000
Monthly rent - City	-	100	115	-	100	92	-	100	100	-	85	80
Ditto - Suburbs	-	100	112	-	80	75	-	95	95	-	100	70
Taxes, tenant occupied - City	-	230	250	-	400	430	-	310	330	-	215	225
Ditto - Suburbs	-	194	190	-	400	380	-	215	230	-	168	190
Taxes, owner occupied - City	-	230	250	-	400	430	-	310	320	-	215	225
Ditto - Suburbs	-	194	190	-	400	380	-	215	230	-	168	190
Value ? times monthly rent	-	145	134	-	150	153	-	145	160	-	147	143
Ditto - Suburbs	-	145	135	-	175	175	-	147	163	-	135	157
Annual rent as % of value	-	8.3%	8.9%	-	8.0%	7.6%	-	8.3%	7.9%	-	8.2%	8.3%
Ditto - Suburbs	-	8.3%	8.8%	-	6.9%	6.8%	-	8.1%	7.3%	-	8.9%	7.6%

	CEDAR RAPIDS, IOWA			CHARLESTON, S.C.			CHARLESTON, W.VA.			CINCINNATI, OHIO		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,950	$ 2,250	$ 2,500	$ -	$ 4,000	$ 4,500	$ 3,520	$ 4,125	$ 4,500	$ 3,650	$ 3,650	$ 4,000
Ditto - Suburbs	-	-	-	-	3,000	3,000	2,550	3,000	3,000	3,190	3,150	3,500
Value of lot & house with bsmt.	15,100	17,000	17,000	-	-	13,500	14,220	16,875	17,000	12,430	14,750	16,750
Ditto - Suburbs	-	-	-	-	-	12,000	12,530	14,875	15,500	12,010	14,250	16,000
Value of lot & house without bsmt.	14,250	16,000	16,000	-	14,000	13,000	12,790	15,175	15,000	-	-	15,500
Ditto - Suburbs	-	-	-	-	12,500	11,500	11,100	13,175	13,500	-	-	15,250
Monthly rent - City	-	125	120	-	100	75	-	125	125	-	125	135
Ditto - Suburbs	-	-	-	-	100	75	-	100	100	-	125	125
Taxes, tenant occupied - City	-	293	293	-	118	123	-	242	250	-	255	180
Ditto - Suburbs	-	-	-	-	86	81	-	121	125	-	200	145
Taxes, owner occupied - City	-	230	230	-	116	123	-	121	125	-	255	180
Ditto - Suburbs	-	-	-	-	86	81	-	61	65	-	200	145
Value ? times monthly rent	-	136	141	-	140*	180	-	135	136	-	118	124
Ditto - Suburbs	-	-	-	-	125*	160	-	140	155	-	114	128
Annual rent as % of value	-	8.0%	8.4%	-	8.0%*	6.0%	-	8.9%	8.8%	-	10.2%	9.0%
Ditto - Suburbs	-	-	-	-	9.0%*	7.5%	-	8.1%	7.7%	-	10.9%	9.3%

	CLEVELAND, OHIO			COLUMBIA, S.C.			COLUMBUS, OHIO			CORPUS CHRISTI, TEX.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,740	$ 2,000	$ 2,750	$ 1,700	$ 1,875	$ 2,300	$ 1,920	$ 3,000	$ 3,000	$ -	$ 1,500	$ 2,000
Ditto - Suburbs	1,310	1,500	2,000	1,590	1,500	2,000	1,670	2,600	2,200	-	1,250	1,400
Value of lot & house with bsmt.	13,150	17,500	18,000	12,850	12,500	12,000	10,250	13,000	14,000	-	-	-
Ditto - Suburbs	12,400	16,500	17,000	11,820	11,500	11,000	10,250	13,000	14,000	-	-	-
Value of lot & house without bsmt.	12,400	16,500	17,000	10,280	10,000	10,000	9,[illegible]50	12,500	12,500	-	10,500	11,000
Ditto - Suburbs	11,645	15,500	16,000	9,250	9,000	9,500	9,850	12,500	12,500	-	9,750	9,800
Monthly rent - City	-	100	125	-	85	85	-	100	110	-	85	80
Ditto - Suburbs	-	85	100	-	80	70	-	100	100	-	80	75
Taxes, tenant occupied - City	-	175	185	-	70	95	-	120	130	-	80	-
Ditto - Suburbs	-	100	115	-	41	40	-	65	75	-	50	-
Taxes, owner occupied - City	-	175	185	-	70	95	-	120	130	-	80	-
Ditto - Suburbs	-	100	115	-	41	40	-	65	75	-	50	-
Value ? times monthly rent	-	175	144	-	147	141	-	130	127	-	124*	137*
Ditto - Suburbs	-	194	170	-	144	157	-	130	140	-	122*	130*
Annual rent as % of value	-	6.9%	8.3%	-	8.2%	8.5%	-	9.2%	9.4%	-	9.7%*	8.7%*
Ditto - Suburbs	-	6.2%	7.0%	-	8.2%	7.6%	-	9.2%	8.5%	-	9.8%*	9.1%*

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	DALLAS, TEXAS			DAVENPORT, IOWA			DAYTON, OHIO			DENVER, COLO.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 2,650	$ 2,000	$ 2,000	$ 1,920	$ 3,000	$ 3,300	$ 2,180	$ 3,000	$ -	$ 1,500	$ 2,500	$ 3,750
Ditto - Suburbs	2,390	1,800	1,500	1,350	2,100	2,200	1,730	2,375	-	1,020	1,650	2,750
Value of lot & house with bsmt.	-	-	-	12,900	17,500	16,000	16,340	18,000	-	10,560	12,000	13,250
Ditto - Suburbs	-	-	-	11,100	15,000	13,500	15,660	17,250	-	10,120	11,500	13,250
Value of lot & house without bsmt.	12,680	13,500	12,000	12,200	16,500	14,500	15,000	16,500	-	9,590	10,900	12,000
Ditto - Suburbs	12,550	13,500	12,000	10,000	13,500	12,000	14,300	15,750	-	9,150	10,400	12,000
Monthly rent - City	-	110	-	-	100	95	-	125	-	-	98	95
Ditto - Suburbs	-	110	-	-	85	80	-	125	-	-	92	95
Taxes, tenant occupied - City	-	-	120	-	202	250	-	104	-	-	165	175
Ditto - Suburbs	-	-	30	-	132	120	-	162	-	-	130	175
Taxes, owner occupied - City	-	-	120	-	100	90	-	184	-	-	165	175
Ditto - Suburbs	-	-	30	-	70	60	-	162	-	-	130	175
Value ? times monthly rent	-	123*	-	-	175	158	-	144	-	-	122	139
Ditto - Suburbs	-	137*	-	-	178	168	-	138	-	-	126	139
Annual rent as % of value	-	9.8%*	-	-	6.9%	7.1%	-	8.3%	-	-	9.0%	8.0%
Ditto - Suburbs	-	9.8%*	-	-	6.8%	7.1%	-	8.7%	-	-	9.0%	8.0%

	DES MOINES, IOWA			DETROIT, MICH.			DULUTH, MINN.			DURHAM, N.C.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,880	$ 2,125	$ 2,500	$ 3,110	$ 3,750	$ 3,000	$ 1,150	$ 1,500	$ 1,700	$ 3,040	$ 3,000	$ 3,500
Ditto - Suburbs	1,190	1,350	2,000	1,870	2,250	2,000	-	-	-	2,530	2,500	2,750
Value of lot & house with bsmt.	13,190	13,500	15,000	11,980	15,750	19,500	13,140	14,278	15,000	10,600	13,500	13,000
Ditto - Suburbs	12,460	12,750	14,250	11,030	14,500	17,500	-	-	-	10,200	13,000	12,500
Value of lot & house without bsmt.	12,580	12,875	13,500	11,030	14,500	18,750	-	-	-	9,430	12,000	10,000
Ditto - Suburbs	11,730	12,000	13,000	10,080	13,250	17,000	-	-	-	9,040	11,500	9,500
Monthly rent - City	-	110	120	-	130	150	-	110	120	-	100	75
Ditto - Suburbs	-	100	100	-	135	125	-	-	-	-	100	70
Taxes, tenant occupied - City	-	273	300	-	300	450	-	325	325	-	121	100
Ditto - Suburbs	-	140	130	-	195	280	-	-	-	-	33	30
Taxes, owner occupied - City	-	210	240	-	300	450	-	325	285	-	121	100
Ditto - Suburbs	-	380	130	-	195	250	-	-	-	-	33	30
Value ? times monthly rent	-	123	125	-	121	130	-	130	135	-	126	173
Ditto - Suburbs	-	139	142	-	116	140	-	-	-	-	150	170
Annual rent as % of value	-	9.8%	9.6%	-	9.9%	9.2%	-	9.2%	9.6%	-	8.9%	6.9%
Ditto - Suburbs	-	9.4%	8.4%	-	10.3%	8.5%	-	-	-	-	9.2%	6.7%

	EAST ST. LOUIS, ILL.			ERIE, PA.			EVANSVILLE, IND.			FALL RIVER, MASS.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ -	$ 1,300	$ 1,500	$ 1,850	$ 1,800	$ 1,700	$ 1,720	$ 1,875	$ 2,000	$ 2,270	$ 2,000	$ 2,000
Ditto - Suburbs	-	1,475	2,000	1,350	1,500	1,500	1,310	1,650	1,800	910	800	1,000
Value of lot & house with bsmt.	-	13,750	15,000	14,140	16,500	16,000	12,580	10,900	11,500	16,780	18,500	17,500
Ditto - Suburbs	-	16,000	18,000	12,850	15,000	14,500	9,770	11,100	12,000	14,970	16,500	15,500
Value of lot & house without bsmt.	-	12,300	13,500	12,850	15,000	14,500	8,670	9,850	10,200	16,339	16,000	17,100
Ditto - Suburbs	-	14,000	16,500	11,140	13,000	12,500	8,900	10,100	10,600	14,530	16,000	15,300
Monthly rent - City	-	110	150	-	90	100	-	95	120	-	125	100
Ditto - Suburbs	-	125	150	-	80	90	-	87	90	-	100	85
Taxes, tenant occupied - City	-	190	300	-	200	190	-	176	180	-	300	280
Ditto - Suburbs	-	160	300	-	110	120	-	160	170	-	175	180
Taxes, owner occupied - City	-	190	300	-	200	190	-	176	180	-	300	280
Ditto - Suburbs	-	160	300	-	110	190	-	160	170	-	175	180
Value ? times monthly rent	-	125	100	-	182	160	-	117	115	-	148	175
Ditto - Suburbs	-	129	130	-	168	161	-	128	133	-	165	182
Annual rent as % of value	-	9.8%	12.0%	-	6.9%	7.8%	-	10.2%	10.4%	-	6.7%	6.8%
Ditto - Suburbs	-	9.4%	10.0%	-	6.4%	7.4%	-	9.4%	9.0%	-	7.3%	6.5%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	FLINT, MICH.			FORT WAYNE, IND.			GARY, IND.			HAMILTON-MIDDLETOWN, OHIO		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,550	$ 2,500	$ 2,700	$ 2,600	$ 2,750	$ 2,700	$ 1,910	$ 3,000	$ 2,500	$ 2,150	$ 2,350	$ 2,400
Ditto - Suburbs	900	1,450	1,600	2,550	1,700	1,900	1,275	2,000	1,750	1,650	1,800	1,900
Value of lot & house with bsmt.	12,490	15,750	15,000	15,670	14,370	16,000	11,440	15,250	15,500	11,450	13,500	14,000
Ditto - Suburbs	11,900	15,000	14,250	15,180	13,920	15,500	10,690	14,250	14,500	11,020	13,000	13,500
Value of lot & house without bsmt.	11,700	14,750	14,000	15,000	13,750	14,500	10,500	14,000	14,500	10,600	12,500	13,000
Ditto - Suburbs	11,100	14,000	13,300	14,520	13,320	14,200	9,750	13,000	13,000	10,180	12,000	12,500
Monthly rent - City	-	100	115	-	90	100	-	125	125	-	90	100
Ditto - Suburbs	-	100	115	-	80	90	-	100	100	-	85	95
Taxes, tenant occupied - City	-	300	280	-	168	200	-	250	280	-	160	175
Ditto - Suburbs	-	200	180	-	95	110	-	175	180	-	120	140
Taxes, owner occupied - City	-	300	280	-	168	200	-	250	280	-	160	175
Ditto - Suburbs	-	200	180	-	95	110	-	175	180	-	120	140
Value ? times monthly rent	-	150	130	-	160	160	-	122	124	-	150	140
Ditto - Suburbs	-	150	123	-	174	172	-	143	145	-	153	142
Annual rent as % of value	-	7.0%	9.2%	-	7.5%	7.5%	-	9.4%	9.0%	-	8.0%	8.5%
Ditto - Suburbs	-	8.0%	9.6%	-	6.9%	6.9%	-	8.4%	8.2%	-	7.8%	8.4%

	HARRISBURG, PA.			HARTFORD, CONN.			HOLYOKE, MASS.			HOUSTON, TEX.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 2,630	$ 2,250	$ 2,500	$ 2,120	$ 1,900	$ 2,000	$ -	$ 1,800	$ 1,800	$ 2,500	$ 3,000	$ 3,000
Ditto - Suburbs	1,890	1,500	1,700	1,675	1,500	1,750	-	1,000	1,000	2,100	1,750	1,800
Value of lot & house with bsmt.	12,680	15,000	15,500	13,130	14,300	13,300	-	15,000	14,000	-	-	-
Ditto - Suburbs	11,940	14,000	14,250	12,800	13,500	13,300	-	13,500	13,000	-	-	-
Value of lot & house without bsmt.	12,280	14,500	14,500	11,750	12,800	12,300	-	-	-	12,170	12,500	11,500
Ditto - Suburbs	11,420	13,500	13,000	11,300	12,300	12,300	-	-	-	11,500	11,500	11,000
Monthly rent - City	-	100	110	-	140	100	-	125	115	-	125	90
Ditto - Suburbs	-	92	100	-	100	110	-	100	100	-	115	70
Taxes, tenant occupied - City	-	160	175	-	325	380	-	320	300	-	150	125
Ditto - Suburbs	-	125	140	-	250	350	-	240	215	-	60	50
Taxes, owner occupied - City	-	160	175	-	325	380	-	320	300	-	145	120
Ditto - Suburbs	-	125	140	-	250	350	-	240	215	-	55	50
Value ? times monthly rent	-	150	140	-	102	133	-	120	121	-	100*	127*
Ditto - Suburbs	-	152	142	-	135	120	-	135	130	-	100*	157*
Annual rent as % of value	-	8.0%	8.5%	-	11.7%	9.0%	-	10.0%	9.0%	-	12.0%*	9.5%*
Ditto - Suburbs	-	7.9%	8.4%	-	8.9%	9.9%	-	8.9%	8.2%	-	12.0%*	7.6%*

	HUNTINGTON, W.VA.			INDIANAPOLIS, IND.			JACKSON, MISS.			JACKSONVILLE, FLA.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 3,000	$ 2,000	$ 2,500	$ 1,880	$ 1,800	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ 2,500
Ditto - Suburbs	2,530	2,500	2,500	1,250	1,200	-	-	-	1,500	-	-	1,500
Value of lot & house with bsmt.	14,110	15,000	16,000	11,150	13,000	-	-	-	-	-	-	-
Ditto - Suburbs	13,170	14,000	15,000	10,720	12,500	-	-	-	-	-	-	-
Value of lot & house without bsmt.	13,170	14,000	15,000	10,720	12,500	-	-	-	10,500	-	-	12,000
Ditto - Suburbs	12,230	13,000	14,000	10,300	12,000	-	-	-	9,500	-	-	11,000
Monthly rent - City	-	100	100	-	125	-	-	-	90	-	-	100
Ditto - Suburbs	-	80	80	-	120	-	-	-	70	-	-	85
Taxes, tenant occupied - City	-	150	160	-	150	-	-	-	105	-	-	240
Ditto - Suburbs	-	75	80	-	105	-	-	-	32	-	-	120
Taxes, owner occupied - City	-	75	80	-	105	-	-	-	52	-	-	240
Ditto - Suburbs	-	38	40	-	80	-	-	-	16	-	-	120
Value ? times monthly rent	-	130	160	-	104	-	-	-	116*	-	-	120*
Ditto - Suburbs	-	175	187	-	104	-	-	-	135*	-	-	129*
Annual rent as % of value	-	8.0%	7.5%	-	11.5%	-	-	-	10.2%*	-	-	10.0%*
Ditto - Suburbs	-	6.9%	6.4%	-	11.9%	-	-	-	8.8%*	-	-	9.2%*

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

JOHNSTOWN, PA.

	1950	1952	1954
Value of lot - City	$ -	$ 1,800	$ 2,000
Ditto - Suburbs	-	1,600	1,700
Value of lot & house with bsmt.	-	13,500	12,750
Ditto - Suburbs	-	12,500	11,500
Value of lot & house without bsmt.	-	12,500	11,250
Ditto - Suburbs	-	11,500	10,000
Monthly rent - City	-	90	85
Ditto - Suburbs	-	75	70
Taxes, tenant occupied - City	-	290	280
Ditto - Suburbs	-	120	115
Taxes, owner occupied - City	-	290	280
Ditto - Suburbs	-	120	115
Value ? times monthly rent	-	150	150
Ditto - Suburbs	-	167	164
Annual rent as % of value	-	8.0%	8.0%
Ditto - Suburbs	-	7.2%	7.3%

KALAMAZOO, MICH.

	1950	1952	1954
	$ 2,230	$ 2,000	$ 2,000
	1,070	1,500	2,000
	13,730	16,000	15,500
	12,870	15,000	12,800
	12,870	15,000	13,000
	12,000	14,000	11,000
	-	90	80
	-	85	80
	-	165	165
	-	130	110
	-	165	185
	-	130	-
	-	178	168
	-	170	180
	-	6.7%	7.1%
	-	6.8%	7.9%

KANSAS CITY, KANS.

	1950	1952	1954
	$ 1,300	$ 1,800	$ 1,800
	1,000	1,200	1,400
	11,360	13,750	12,900
	11,150	13,500	12,700
	10,330	12,500	12,000
	9,710	11,750	11,000
	-	125	-
	-	110	-
	-	120	-
	-	90	-
	-	120	-
	-	90	-
	-	110	-
	-	123	-
	-	10.0%	-
	-	9.0%	-

KANSAS CITY, MO.

	1950	1952	1954
	$ 1,960	$ 1,500	$ 1,800
	1,400	1,000	1,600
	10,450	12,000	12,200
	10,450	12,000	12,200
	10,010	11,500	11,000
	10,010	11,500	11,000
	-	12*	90
	-	112	90
	-	150	120
	-	100	80
	-	150	120
	-	100	80
	-	96	135
	-	107	135
	-	12.5%	8.0%
	-	11.2%	8.0%

KNOXVILLE, TENN.

	1950	1952	1954
Value of lot - City	$ -	$ 1,250	$ 1,500
Ditto - Suburbs	-	1,250	1,300
Value of lot & house with bsmt.	-	12,000	11,000
Ditto - Suburbs	-	11,000	10,000
Value of lot & house without bsmt.	-	11,000	10,000
Ditto - Suburbs	-	10,500	9,500
Monthly rent - City	-	90	85
Ditto - Suburbs	-	75	80
Taxes, tenant occupied - City	-	197	180
Ditto - Suburbs	-	78	70
Taxes, owner occupied - City	-	197	180
Ditto - Suburbs	-	78	70
Value ? times monthly rent	-	133	129
Ditto - Suburbs	-	147	125
Annual rent as % of value	-	9.0%	9.2%
Ditto - Suburbs	-	8.2%	9.6%

LANSING, MICH.

	1950	1952	1954
	$ 1,650	$ 2,250	$ 2,500
	1,070	1,300	1,500
	12,500	15,000	15,000
	11,900	14,250	14,500
	11,800	14,150	13,750
	10,800	13,000	12,900
	-	115	110
	-	100	90
	-	170	170
	-	140	145
	-	170	170
	-	140	145
	-	130	136
	-	142	181
	-	9.2%	8.8%
	-	8.4%	7.4%

LIMA, OHIO

	1950	1952	1954
	$ 1,300	$ 1,800	$ 2,000
	1,000	1,300	2,000
	11,530	15,000	14,000
	11,340	14,750	14,000
	10,700	14,000	13,500
	10,570	13,750	13,500
	-	125	97
	-	110	97
	-	150	143
	-	120	116
	-	150	143
	-	120	116
	-	120	144
	-	134	144
	-	10.0%	8.3%
	-	8.9%	8.3%

LINCOLN, NEBR.

	1950	1952	1954
	$ 1,660	$ 1,600	$ 1,700
	-	-	-
	12,300	13,800	14,000
	-	-	-
	10,700	12,000	12,500
	-	-	-
	-	100	100
	-	-	-
	-	175	180
	-	-	-
	-	175	180
	-	-	-
	-	138	140
	-	-	-
	-	8.7%	8.9%
	-	-	-

LITTLE ROCK, ARK.

	1950	1952	1954
Value of lot - City	$ 2,070	$ 2,600	$ 3,300
Ditto - Suburbs	2,070	2,600	2,300
Value of lot & house with bsmt.	12,650	13,000	-
Ditto - Suburbs	11,362	11,800	-
Value of lot & house without bsmt.	11,000	12,000	11,000
Ditto - Suburbs	10,375	10,500	10,000
Monthly rent - City	-	65	90
Ditto - Suburbs	-	70	80
Taxes, tenant occupied - City	-	60	70
Ditto - Suburbs	-	60	50
Taxes, owner occupied - City	-	60	70
Ditto - Suburbs	-	60	50
Value ? times monthly rent	-	153	122*
Ditto - Suburbs	-	164	120*
Annual rent as % of value	-	7.8%	9.0%*
Ditto - Suburbs	-	7.3%	9.6%*

LOS ANGELES, CALIF.

	1950	1952	1954
	$ 4,200	$ 4,500	$ 4,000
	2,800	3,000	3,000
	-	-	-
	-	-	-
	10,500	12,000	11,000
	9,550	10,800	9,900
	-	95	95
	-	80	80
	-	260	220
	-	240	215
	-	250	220
	-	240	215
	-	126*	115*
	-	113*	115*
	-	8.5%*	10.3%*
	-	9.2%*	10.2%*

LOUISVILLE, KY.

	1950	1952	1954
	$ 2,170	$ 2,500	$ 2,700
	1,900	2,000	2,200
	15,230	16,850	15,500
	14,910	16,500	15,000
	14,220	15,850	14,500
	14,000	15,500	14,000
	-	120	110
	-	120	100
	-	302	270
	-	160	155
	-	302	270
	-	160	155
	-	140	140
	-	116	130
	-	8.9%	8.9%
	-	8.7%	8.0%

LOWELL, MASS.

	1950	1952	1954
	$ 710	$ 750	$ 800
	810	850	1,000
	13,470	14,000	13,500
	13,470	14,000	13,500
	-	-	-
	-	-	-
	-	100	90
	-	90	80
	-	500	400
	-	375	300
	-	550	420
	-	375	300
	-	140	150
	-	130	160
	-	8.0%	8.0%
	-	7.7%	7.1%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	LYNN, MASS.			MACON, GA.			MADISON, WIS.			MANCHESTER, N.H.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,000	$ 1,500	$ 1,800	$ 1,100	$ 1,625	$ 1,700	$ 1,975	$ 2,500	$ 2,700	$ 1,200	$ 1,100	$ 1,000
Ditto - Suburbs	600	800	1,200	840	1,250	1,250	1,575	2,000	2,200	580	500	500
Value of lot & house with bsmt.	12,700	16,000	13,000	-	-	-	14,075	16,500	15,500	11,470	14,000	14,000
Ditto - Suburbs	11,900	15,000	13,000	-	-	-	13,650	16,000	14,500	10,240	12,500	12,000
Value of lot & house without bsmt.	11,100	14,000	12,500	9,400	11,250	11,500	13,220	15,500	14,300	-	-	13,000
Ditto - Suburbs	10,300	13,000	12,500	9,000	10,750	10,000	13,650	16,000	13,200	-	-	12,000
Monthly rent - City	-	125	90	-	90	100	-	125	110	-	90	100
Ditto - Suburbs	-	100	90	-	85	85	-	100	90	-	75	100
Taxes, tenant occupied - City	-	275	356	-	162	160	-	300	250	-	260	450
Ditto - Suburbs	-	260	356	-	110	100	-	250	200	-	175	300
Taxes, owner occupied - City	-	275	356	-	102	100	-	300	250	-	260	450
Ditto - Suburbs	-	260	356	-	51	50	-	250	200	-	175	300
Value ? times monthly rent	-	128	144	-	125*	115*	-	132	140	-	156	140
Ditto - Suburbs	-	150	144	-	126*	117*	-	160	161	-	167	120
Annual rent as % of value	-	9.4%	8.3%	-	9.6%*	10.4%*	-	9.1%	8.5%	-	7.7%	8.5%
Ditto - Suburbs	-	8.0%	8.3%	-	9.5%*	10.2%*	-	7.5%	7.4%	-	7.2%	10.0%

	MEMPHIS, TENN.			MIAMI, FLA.			MILWAUKEE, WIS.			MINNEAPOLIS, MINN.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,560	$ 2,000	$ 2,000	$ 1,300	$ 1,800	$ 2,000	$ 2,000	$ 3,500	$ 3,500	$ 1,260	$ 2,635	$ -
Ditto - Suburbs	1,460	1,875	1,875	540	750	1,500	1,200	2,000	2,000	580	1,200	-
Value of lot & house with bsmt.	10,000	11,500	11,000	-	-	-	12,440	17,500	18,800	10,240	13,500	-
Ditto - Suburbs	9,250	10,625	10,250	-	-	-	11,020	15,500	15,300	9,960	13,000	-
Value of lot & house without bsmt.	9,575	11,000	10,500	10,060	12,500	13,000	11,730	16,300	17,300	9,960	13,000	-
Ditto - Suburbs	8,810	10,125	9,800	7,970	9,900	10,500	10,300	14,500	16,800	9,575	12,500	-
Monthly rent - City	-	85	80	-	125	110	-	125	125	-	112	-
Ditto - Suburbs	-	75	75	-	100	85	-	125	125	-	112	-
Taxes, tenant occupied - City	-	225	200	-	250	250	-	375	380	-	260	-
Ditto - Suburbs	-	80	70	-	90	90	-	250	260	-	180	-
Taxes, owner occupied - City	-	225	200	-	90	90	-	375	380	-	220	-
Ditto - Suburbs	-	80	70	-	40	40	-	250	260	-	155	-
Value ? times monthly rent	-	135	137	-	100*	118*	-	140	150	-	121	-
Ditto - Suburbs	-	142	136	-	90*	123*	-	124	148	-	116	-
Annual rent as % of value	-	8.9%	8.7%	-	12.0%*	10.1%*	-	8.6%	7.9%	-	10.0%	-
Ditto - Suburbs	-	8.5%	9.7%	-	12.1%*	9.7%*	-	9.7%	8.7%	-	10.3%	-

	MOBILE, ALA.			MOLINE, ILL.			MONTGOMERY, ALA.			MUNCIE, IND.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ -	$ -	$ 2,800	$ 2,800	$ 2,500	$ 2,700	$ -	$ 2,500	$ 2,500	$ 2,140	$ 1,700	$ 1,700
Ditto - Suburbs	-	-	2,000	1,680	1,500	1,600	-	1,500	2,000	1,770	1,400	1,400
Value of lot & house with bsmt.	-	-	-	15,300	14,500	16,000	-	-	-	11,600	14,000	12,500
Ditto - Suburbs	-	-	-	13,260	12,500	14,000	-	-	-	11,190	13,500	12,000
Value of lot & house without bsmt.	-	-	14,500	13,260	12,500	14,000	-	12,000	12,000	10,760	13,000	11,600
Ditto - Suburbs	-	-	13,500	11,670	11,000	12,000	-	11,000	10,500	10,360	12,500	11,000
Monthly rent - City	-	-	100	-	100	110	-	85	90	-	90	90
Ditto - Suburbs	-	-	90	-	75	80	-	80	90	-	75	75
Taxes, tenant occupied - City	-	-	142	-	140	156	-	85	85	-	250	200
Ditto - Suburbs	-	-	100	-	110	120	-	75	75	-	185	145
Taxes, owner occupied - City	-	-	129	-	140	156	-	75	85	-	250	200
Ditto - Suburbs	-	-	87	-	110	120	-	60	60	-	185	145
Value ? times monthly rent	-	-	145*	-	145	145	-	141*	133*	-	156	138
Ditto - Suburbs	-	-	150*	-	167	175	-	138*	116*	-	180	180
Annual rent as % of value	-	-	8.2%*	-	8.3%	8.2%	-	8.9%*	9.0%*	-	7.7%	8.0%
Ditto - Suburbs	-	-	8.0%*	-	7.2%	6.8%	-	8.7%*	10.2%*	-	7.2%	7.5%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	NASHVILLE, TENN.			NEW HAVEN, CONN.			NEW YORK, N.Y.			NORFOLK, VA.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,080	$ 1,500	$ 1,500	$ 2,450	$ 2,750	$ 1,750	$ -	$ 2,500	$ 3,500	$ -	$ 1,500	$ 2,000
Ditto - Suburbs	1,250	1,700	1,750	1,560	1,750	2,250	-	1,200	2,500	-	750	1,500
Value of lot & house with bsmt.	10,000	12,500	11,500	11,670	15,000	14,000	-	14,000	13,500	-	12,000	-
Ditto - Suburbs	10,000	12,500	11,500	11,670	15,000	14,750	-	12,000	11,500	-	10,500	-
Value of lot & house without bsmt.	9,000	11,500	10,000	10,890	14,000	13,000	-	13,000	12,500	-	11,000	12,750
Ditto - Suburbs	9,000	11,500	9,800	10,890	13,800	14,000	-	11,000	10,500	-	9,500	12,000
Monthly rent - City	-	85	90	-	100	100	-	110	120	-	125	-
Ditto - Suburbs	-	85	90	-	100	100	-	85	115	-	115	-
Taxes, tenant occupied - City	-	240	285	-	240	-	-	380	330	-	189	125
Ditto - Suburbs	-	110	153	-	200	-	-	240	200	-	75	112
Taxes, owner occupied - City	-	240	285	-	240	280	-	380	330	-	189	125
Ditto - Suburbs	-	110	153	-	200	300	-	240	200	-	75	112
Value ? times monthly rent	-	147	127	-	150	140	-	127	113	-	86	-
Ditto - Suburbs	-	147	127	-	150	147	-	141	100	-	91	-
Annual rent as % of value	-	8.5%	9.3%	-	8.0%	8.5%	-	9.4%	10.6%	-	12.5%	-
Ditto - Suburbs	-	8.5%	9.3%	-	8.0%	8.1%	-	8.5%	12.0%	-	12.1%	-

	OKLAHOMA CITY, OKLA.			OMAHA, NEBR.			ORLANDO, FLA.			PEORIA, ILL.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,575	$ 2,000	$ 2,000	$ 1,730	$ 2,375	$ 2,000	$ -	$ 1,800	$ 2,000	$ 1,870	$ 2,500	$ 3,000
Ditto - Suburbs	1,180	1,500	1,500	1,460	2,000	1,500	-	1,200	1,750	1,600	2,000	2,500
Value of lot & house with bsmt.	-	-	-	14,150	15,000	13,500	-	-	-	15,800	16,000	17,000
Ditto - Suburbs	-	-	-	12,850	13,625	13,000	-	-	-	13,900	15,000	16,250
Value of lot & house without bsmt.	9,300	10,500	10,250	12,160	13,250	12,500	-	10,500	9,500	13,170	14,000	15,800
Ditto - Suburbs	8,850	10,000	9,700	11,790	12,500	12,000	-	9,500	9,000	12,400	13,000	15,000
Monthly rent - City	-	90	80	-	125	125	-	85	75	-	125	125
Ditto - Suburbs	-	85	75	-	100	100	-	75	60	-	110	100
Taxes, tenant occupied - City	-	160	150	-	200	286	-	150	140	-	175	200
Ditto - Suburbs	-	70	60	-	125	150	-	100	90	-	125	110
Taxes, owner occupied - City	-	160	150	-	200	286	-	100	140	-	175	200
Ditto - Suburbs	-	70	60	-	125	150	-	90	50	-	125	110
Value ? times monthly rent	-	117*	128*	-	120	108	-	124*	126*	-	128	136
Ditto - Suburbs	-	118*	129*	-	138	130	-	127*	120*	-	136	162
Annual rent as % of value	-	10.3%*	9.3%*	-	10.0%	11.1%	-	9.7%*	9.4%*	-	9.3%	8.8%
Ditto - Suburbs	-	10.3%*	9.2%*	-	8.8%	9.2%	-	9.4%*	8.0%*	-	8.8%	7.3%

	PHILADELPHIA, PA.			PITTSBURGH, PA.			PORTLAND, MAINE			PORTLAND, OREG.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 2,140	$ 3,000	$ 3,000	$ 3,330	$ 3,500	$ 3,500	$ -	$ 2,150	$ 2,000	$ 2,120	$ 2,500	$ 2,000
Ditto - Suburbs	1,430	2,000	2,500	2,500	2,700	3,000	-	1,000	1,500	1,270	1,500	1,200
Value of lot & house with bsmt.	13,350	15,000	15,500	14,900	15,500	16,000	-	16,500	16,000	11,460	12,500	15,000
Ditto - Suburbs	12,850	14,000	14,250	14,040	15,000	15,500	-	14,500	14,000	10,540	11,500	12,500
Value of lot & house without bsmt.	12,650	14,000	14,200	-	-	-	-	14,750	14,500	10,540	11,000	12,500
Ditto - Suburbs	11,750	13,000	13,500	-	-	-	-	13,500	12,500	9,630	10,500	10,000
Monthly rent - City	-	100	100	-	150	125	-	100	90	-	90	85
Ditto - Suburbs	-	85	90	-	125	100	-	80	80	-	90	75
Taxes, tenant occupied - City	-	372	280	-	275	300	-	219	200	-	180	250
Ditto - Suburbs	-	200	210	-	225	250	-	192	180	-	150	250
Taxes, owner occupied - City	-	272	380	-	275	300	-	219	200	-	180	250
Ditto - Suburbs	-	200	210	-	225	250	-	192	180	-	150	250
Value ? times monthly rent	-	150	155	-	103	128	-	165	177	-	139	176
Ditto - Suburbs	-	165	158	-	120	155	-	181	175	-	129	166
Annual rent as % of value	-	6.0%	7.7%	-	11.0%	9.3%	-	7.3%	6.7%	-	6.6%	6.0%
Ditto - Suburbs	-	7.3%	7.9%	-	10.0%	7.7%	-	6.6%	6.8%	-	9.6%	7.2%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	PROVIDENCE, R.I.			PUEBLO, COLO.			RACINE, WIS.			RALEIGH, N.C.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 3,000	$ 4,000	$ 3,000	$ 1,625	$ 1,625	$ 1,800	$ 1,240	$ 1,475	$ 2,000	$ 1,380	$ 2,000	$ 2,500
Ditto - Suburbs	2,420	2,500	2,000	1,000	1,000	-	840	1,000	1,500	1,120	1,750	1,750
Value of lot & house with bsmt.	14,030	16,750	16,500	10,530	12,500	13,500	15,630	18,900	17,000	10,490	15,000	14,000
Ditto - Suburbs	12,550	15,000	14,000	9,700	11,500	13,500	14,550	16,750	15,500	10,140	14,500	13,500
Value of lot & house without bsmt.	13,180	15,750	16,000	9,480	11,250	12,000	13,460	15,500	14,500	9,800	14,000	13,000
Ditto - Suburbs	11,710	14,000	13,500	8,850	10,500	12,000	12,375	14,250	12,500	9,440	13,500	12,500
Monthly rent - City	-	130	125	-	100	125	-	110	100	-	100	85
Ditto - Suburbs	-	112	100	-	85	125	-	92	85	-	90	70
Taxes, tenant occupied - City	-	300	330	-	233	295	-	215	200	-	105	150
Ditto - Suburbs	-	250	280	-	126	193	-	115	105	-	75	70
Taxes, owner occupied - City	-	300	330	-	233	295	-	215	200	-	105	150
Ditto - Suburbs	-	250	280	-	126	193	-	115	105	-	75	70
Value ? times monthly rent	-	129	132	-	125	108	-	164	170	-	150	184
Ditto - Suburbs	-	134	140	-	135	108	-	182	185	-	161	192
Annual rent as % of value	-	9.3%	9.0%	-	9.6%	11.1%	-	7.3%	7.0%	-	8.0%	7.2%
Ditto - Suburbs	-	9.0%	8.3%	-	8.9%	11.1%	-	8.6%	6.8%	-	7.4%	6.2%

	RICHMOND, VA.			ROANOKE, VA.			ROCHESTER, N.Y.			ROCKFORD, ILL.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,710	$ 1,850	$ 1,500	$ 1,040	$ 1,500	$ 1,700	$ 1,630	$ 2,500	$ 2,500	$ 1,450	$ 2,000	$ 2,000
Ditto - Suburbs	1,110	1,200	1,000	830	1,200	1,500	1,300	2,000	1,800	1,150	1,575	1,800
Value of lot & house with bsmt.	12,770	14,000	12,500	12,030	12,500	13,000	12,420	14,600	14,000	13,030	14,125	15,000
Ditto - Suburbs	11,311	13,500	12,000	11,500	11,950	12,500	12,170	14,300	13,700	12,620	13,675	14,500
Value of lot & house without bsmt.	12,080	13,250	11,500	11,500	11,950	12,500	11,900	14,000	13,000	11,830	12,825	14,000
Ditto - Suburbs	11,170	12,250	11,000	10,975	11,400	12,000	11,490	13,500	12,500	11,300	12,250	13,500
Monthly rent - City	-	100	85	-	90	80	-	120	115	-	95	100
Ditto - Suburbs	-	100	80	-	85	75	-	120	110	-	85	85
Taxes, tenant occupied - City	-	190	176	-	110	115	-	300	280	-	145	150
Ditto - Suburbs	-	85	126	-	65	70	-	200	175	-	135	140
Taxes, owner occupied - City	-	190	176	-	110	115	-	300	280	-	145	150
Ditto - Suburbs	-	85	126	-	65	70	-	200	175	-	135	140
Value ? times monthly rent	-	140	147	-	139	162	-	122	121	-	140	150
Ditto - Suburbs	-	135	150	-	151	166	-	119	124	-	161	170
Annual rent as % of value	-	8.9%	8.1%	-	8.6%	7.3%	-	9.3%	9.8%	-	8.1%	8.0%
Ditto - Suburbs	-	8.9%	8.0%	-	8.9%	7.2%	-	10.1%	9.6%	-	7.9%	7.0%

	SACRAMENTO, CALIF.			SAGINAW, MICH.			ST. JOSEPH, MO.			ST. LOUIS, MO.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 2,340	$ 2,750	$ 3,000	$ 1,810	$ 2,500	$ 2,500	$ 1,310	$ 1,650	$ 1,750	$ 2,190	$ 2,560	$ 3,000
Ditto - Suburbs	1,430	1,750	1,200	1,200	1,650	1,700	875	1,100	1,200	2,090	2,500	2,500
Value of lot & house with bsmt.	-	-	11,500	13,175	15,500	16,000	14,800	15,000	14,500	13,580	14,750	16,500
Ditto - Suburbs	-	-	11,500	12,750	18,000	15,500	14,310	14,500	14,000	13,350	14,500	16,000
Value of lot & house without bsmt.	8,400	9,500	9,500	12,770	13,650	14,750	14,180	14,275	13,000	11,970	13,000	15,000
Ditto - Suburbs	7,970	9,000	9,500	11,475	13,500	14,400	13,570	13,750	12,500	11,510	12,500	14,500
Monthly rent - City	-	100	95	-	107	105	-	118	100	-	125	125
Ditto - Suburbs	-	100	95	-	95	100	-	105	90	-	125	125
Taxes, tenant occupied - City	-	-	-	-	175	180	-	300	280	-	175	185
Ditto - Suburbs	-	-	-	-	65	80	-	140	130	-	165	170
Taxes, owner occupied - City	-	-	340	-	175	180	-	300	280	-	175	185
Ditto - Suburbs	-	-	-	-	65	80	-	140	130	-	165	170
Value ? times monthly rent	-	95*	121	-	145	152	-	127	145	-	118	132
Ditto - Suburbs	-	90*	121	-	158	155	-	138	155	-	116	128
Annual rent as % of value	-	12.6%*	9.9%	-	8.3%	7.8%	-	9.4%	8.2%	-	10.2%	9.0%
Ditto - Suburbs	-	13.3%*	9.9%	-	7.6%	7.7%	-	8.7%	7.7%	-	10.3%	9.3%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	ST. PAUL, MINN.			ST. PETERSBURG, FLA.			SALT LAKE CITY, UTAH			SAN ANGELO, TEXAS		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,430	$ 2,100	$ 2,200	$ 1,000	$ 1,500	$ 2,000	$ 2,240	$ 3,000	$ 3,500	$ -	$ 1,500	$ 1,650
Ditto - Suburbs	920	1,350	1,500	800	1,100	1,500	1,310	1,750	2,200	-	-	900
Value of lot & house with bsmt.	15,450	13,775	14,500	-	-	-	11,000	13,750	14,000	-	-	-
Ditto - Suburbs	14,720	13,125	14,200	-	-	-	10,000	12,500	12,700	-	-	-
Value of lot & house without bsmt.	13,830	12,325	12,300	8,580	10,750	13,000	10,400	13,000	12,500	-	10,000	10,250
Ditto - Suburbs	13,280	11,750	11,900	7,980	10,000	12,000	9,800	12,000	11,200	-	-	9,500
Monthly rent - City	-	110	110	-	90	100	-	112	110	-	100	75
Ditto - Suburbs	-	95	96	-	80	85	-	95	85	-	-	65
Taxes, tenant occupied - City	-	254	265	-	230	290	-	150	160	-	147	150
Ditto - Suburbs	-	178	190	-	160	190	-	110	115	-	-	-
Taxes, owner occupied - City	-	185	200	-	140	175	-	150	160	-	147	150
Ditto - Suburbs	-	128	140	-	105	125	-	112	115	-	-	-
Value ? times monthly rent	-	125	131	-	119*	130*	-	123	127	-	100*	136*
Ditto - Suburbs	-	137	147	-	125*	141*	-	132	149	-	-	146*
Annual rent as % of value	-	9.6%	9.1%	-	10.3%*	9.2%*	-	9.8%	9.4%	-	12.0%*	8.7%*
Ditto - Suburbs	-	8.8%	8.1%	-	9.8%*	8.5%*	-	9.1%	8.0%	-	-	8.2%*

	SAN BERNARDINO, CALIF.			SAN DIEGO, CALIF.			SAN FRANCISCO, CALIF.			SAVANNAH, GA.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ -	$ -	$ 1,500	$ 1,710	$ 2,250	$ 3,000	$ 5,890	$ 5,500	$ 5,500	$ -	$ 3,000	$ 2,500
Ditto - Suburbs	-	-	1,100	1,410	1,850	2,500	-	-	3,500	-	1,800	3,000
Value of lot & house with bsmt.	-	-	-	-	-	-	-	-	15,500	-	-	-
Ditto - Suburbs	-	-	-	-	-	-	-	-	13,000	-	-	-
Value of lot & house without bsmt.	-	-	8,000	10,030	10,400	12,000	13,290	12,500	14,000	-	12,500	14,500
Ditto - Suburbs	-	-	8,000	9,650	10,000	11,500	-	-	12,500	-	10,500	12,000
Monthly rent - City	-	-	75	-	100	100	-	150	100	-	90	125
Ditto - Suburbs	-	-	75	-	90	90	-	-	85	-	75	100
Taxes, tenant occupied - City	-	-	125	-	135	165	-	180	180	-	188	117
Ditto - Suburbs	-	-	90	-	125	150	-	-	-	-	115	143
Taxes, owner occupied - City	-	-	125	-	135	165	-	180	180	-	134	117
Ditto - Suburbs	-	-	90	-	125	150	-	-	-	-	57	78
Value ? times monthly rent	-	-	100*	-	104*	120*	-	83*	155	-	139*	116*
Ditto - Suburbs	-	-	106*	-	111*	127*	-	-	152	-	140*	120*
Annual rent as % of value	-	-	11.2%*	-	11.8%*	10.0%*	-	14.4%*	7.7%	-	8.6%*	10.3%*
Ditto - Suburbs	-	-	11.2%*	-	10.8%*	9.3%*	-	-	7.8%	-	8.9%*	10.0%*

	SEATTLE, WASH.			SHREVEPORT, LA.			SIOUX CITY, IOWA			SOUTH BEND, IND.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 2,090	$ 2,500	$ 3,000	$ 2,110	$ 2,250	$ 2,500	$ 1,970	$ 2,375	$ 2,000	$ 2,410	$ 2,500	$ 2,500
Ditto - Suburbs	1,300	1,500	2,000	1,410	1,500	1,850	1,080	1,500	1,300	1,430	1,500	1,800
Value of lot & house with bsmt.	10,910	14,000	15,750	-	-	-	13,150	14,750	12,000	13,110	14,250	15,000
Ditto - Suburbs	10,130	13,000	13,500	-	-	-	11,580	13,000	10,500	12,430	13,500	14,000
Value of lot & house without bsmt.	9,840	13,750	13,500	9,850	10,000	10,750	-	-	11,000	11,800	12,800	13,500
Ditto - Suburbs	8,980	11,500	11,500	9,110	9,250	10,000	-	-	9,800	10,930	11,875	12,500
Monthly rent - City	-	100	125	-	75	80	-	100	90	-	97	100
Ditto - Suburbs	-	100	100	-	75	80	-	100	75	-	80	90
Taxes, tenant occupied - City	-	120	185	-	152	180	-	260	210	-	140	150
Ditto - Suburbs	-	100	225	-	80	90	-	180	65	-	81	85
Taxes, owner occupied - City	-	120	185	-	112	100	-	180	48	-	140	150
Ditto - Suburbs	-	100	225	-	40	30	-	100	48	-	81	85
Value ? times monthly rent	-	140	125	-	123*	134*	-	148	133	-	147	150
Ditto - Suburbs	-	130	135	-	123*	125*	-	130	140	-	150	156
Annual rent as % of value	-	8.6%	9.9%	-	9.0%*	8.9%*	-	8.1%	9.0%	-	8.2%	8.0%
Ditto - Suburbs	-	9.2%	8.8%	-	9.7%*	9.0%*	-	9.2%	8.3%	-	8.0%	7.7%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	SPOKANE, WASH.			SPRINGFIELD, ILL.			SPRINGFIELD, MASS.			SPRINGFIELD, MO.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,000	$ 1,250	$ 1,000	$ 1,860	$ 3,500	$ 3,750	$ 1,270	$ 1,500	$ 1,600	$ -	$ 1,800	$ 3,000
Ditto - Suburbs	800	1,000	1,250	1,120	1,500	3,375	850	1,000	1,100	-	1,250	2,500
Value of lot & house with bsmt.	11,680	12,500	14,000	17,350	20,500	16,350	11,750	15,000	15,000	-	12,000	11,500
Ditto - Suburbs	10,740	11,500	14,000	14,600	17,250	15,975	11,750	15,000	14,500	-	11,000	11,000
Value of lot & house without bsmt.	-	-	12,500	15,870	18,750	14,750	-	-	13,200	-	11,500	10,750
Ditto - Suburbs	-	-	12,500	13,120	15,500	14,475	-	-	13,000	-	10,000	10,250
Monthly rent - City	-	90	85	-	125	125	-	112	100	-	80	75
Ditto - Suburbs	-	90	85	-	100	125	-	112	100	-	75	75
Taxes, tenant occupied - City	-	157	130	-	225	250	-	348	350	-	110	120
Ditto - Suburbs	-	157	-	-	85	125	-	253	250	-	80	103
Taxes, owner occupied - City	-	157	130	-	225	250	-	348	350	-	110	120
Ditto - Suburbs	-	157	-	-	85	125	-	253	250	-	80	103
Value ? times monthly rent	-	139	164	-	164	130	-	134	150	-	150	153
Ditto - Suburbs	-	128	164	-	172	127	-	134	145	-	147	146
Annual rent as % of value	-	8.6%	7.3%	-	7.3%	9.1%	-	9.0%	8.0%	-	8.0%	7.8%
Ditto - Suburbs	-	9.4%	7.2%	-	7.0%	9.3%	-	9.0%	8.2%	-	8.2%	8.1%

	SPRINGFIELD, OHIO			STAMFORD, CONN.			STOCKTON, CALIF.			SYRACUSE, N.Y.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,300	$ 2,250	$ 2,700	$ -	$ 2,500	$ 2,500	$ 1,720	$ 1,800	$ -	$ 1,690	$ 1,600	$ 1,500
Ditto - Suburbs	700	1,000	1,500	-	1,750	2,500	1,580	1,650	1,900	1,480	1,400	1,200
Value of lot & house with bsmt.	11,280	16,500	15,000	-	13,500	14,000	-	-	-	16,375	18,000	17,000
Ditto - Suburbs	10,500	15,500	14,000	-	14,000	14,000	-	-	-	16,625	18,000	17,000
Value of lot & house without bsmt.	10,800	15,500	13,500	-	12,500	13,000	7,960	8,000	-	-	-	15,500
Ditto - Suburbs	10,280	15,000	12,500	-	13,000	13,000	7,960	8,000	9,500	-	-	15,500
Monthly rent - City	-	100	90	-	100	125	-	65	-	-	125	95
Ditto - Suburbs	-	100	90	-	112	125	-	65	75	-	125	95
Taxes, tenant occupied - City	-	176	150	-	235	260	-	210	-	-	292	300
Ditto - Suburbs	-	146	135	-	200	240	-	175	180	-	240	120
Taxes, owner occupied - City	-	176	150	-	235	260	-	210	-	-	292	200
Ditto - Suburbs	-	146	135	-	200	240	-	175	180	-	240	120
Value ? times monthly rent	-	155	166	-	135	112	-	123*	-	-	144	178
Ditto - Suburbs	-	155	155	-	125	112	-	123*	128*	-	144	178
Annual rent as % of value	-	7.3%	7.2%	-	8.9%	10.7%	-	9.6%*	-	-	8.3%	6.7%
Ditto - Suburbs	-	7.7%	7.7%	-	9.6%	10.7%	-	9.6%*	9.4%*	-	8.3%	6.7%

	TACOMA, WASH.			TERRE HAUTE, IND.			TOLEDO, OHIO			TOPEKA, KANS.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ -	$ 1,725	$ 1,750	$ 1,550	$ 1,500	$ 1,500	$ 2,375	$ 3,000	$ -	$ 1,330	$ 2,000	$ 2,000
Ditto - Suburbs	-	1,100	1,200	1,300	1,250	1,250	1,980	2,500	2,250	1,000	1,500	1,000
Value of lot & house with bsmt.	-	15,000	14,500	14,940	15,000	14,500	15,150	18,750	-	10,300	13,750	14,500
Ditto - Suburbs	-	15,000	13,500	13,940	14,000	13,500	14,750	18,250	17,750	9,740	13,000	12,500
Value of lot & house without bsmt.	-	15,000	13,250	13,940	14,000	13,000	13,740	17,000	-	9,380	12,500	12,500
Ditto - Suburbs	-	14,000	12,150	12,940	13,000	12,000	13,340	16,500	16,000	8,990	12,000	11,500
Monthly rent - City	-	90	90	-	125	110	-	130	-	-	125	100
Ditto - Suburbs	-	90	85	-	109	90	-	115	125	-	115	85
Taxes, tenant occupied - City	-	120	110	-	230	200	-	200	-	-	300	250
Ditto - Suburbs	-	80	70	-	180	180	-	180	180	-	150	75
Taxes, owner occupied - City	-	120	110	-	230	200	-	200	-	-	300	250
Ditto - Suburbs	-	80	70	-	180	180	-	180	180	-	150	75
Value ? times monthly rent	-	178	191	-	120	131	-	144	-	-	110	145
Ditto - Suburbs	-	167	158	-	140	150	-	139	142	-	113	147
Annual rent as % of value	-	6.8%	7.4%	-	10.0%	9.1%	-	8.3%	-	-	10.9%	8.2%
Ditto - Suburbs	-	7.2%	7.5%	-	8.6%	8.0%	-	7.6%	8.4%	-	10.6%	8.1%

*Relationship to house without basement.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

	TRENTON, N.J.			TUCSON ARIZ.			TULSA, OKLA.			WACO, TEX.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 1,400	$ 2,000	$ 2,500	$ -	$ 2,000	$ 2,500	$ 1,880	$ 2,500	$ 2,500	$ 1,940	$ 2,500	$ 2,200
Ditto - Suburbs	1,225	1,500	2,000	-	1,600	1,800	1,880	2,500	2,500	620	800	-
Value of lot & house with bsmt.	13,550	15,500	16,000	-	-	-	11,010	13,000	-	-	-	-
Ditto - Suburbs	13,550	15,500	16,000	-	-	-	10,590	12,500	-	-	-	-
Value of lot & house without bsmt.	12,680	14,500	14,800	-	9,500	10,000	10,100	12,000	11,000	8,280	9,500	9,500
Ditto - Suburbs	12,680	14,500	14,800	-	8,500	9,750	9,740	11,500	11,000	8,975	8,000	-
Monthly rent - City	-	125	125	-	110	110	-	90	90	-	80	80
Ditto - Suburbs	-	125	125	-	90	90	-	85	85	-	75	70
Taxes, tenant occupied - City	-	292	310	-	220	230	-	200	190	-	120	-
Ditto - Suburbs	-	263	290	-	135	145	-	100	95	-	70	-
Taxes, owner occupied - City	-	292	310	-	220	230	-	175	150	-	108	130
Ditto - Suburbs	-	263	290	-	135	145	-	75	70	-	30	75
Value ? times monthly rent	-	124	128	-	86*	90*	-	144	122*	-	108*	118*
Ditto - Suburbs	-	124	128	-	94*	108*	-	147	129*	-	107*	-
Annual rent as % of value	-	9.7%	9.3%	-	13.9%*	13.2%*	-	8.3%	9.8%*	-	11.4%*	10.1%*
Ditto - Suburbs	-	9.7%	9.3%	-	12.7%*	11.0%*	-	9.2%	9.2%*	-	11.3%*	-

	WASHINGTON, D.C.			WATERBURY, CONN.			WATERLOO, IOWA			WHEELING, W.VA.		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 3,200	$ 3,000	$ 3,000	$ 1,075	$ 1,200	$ 1,800	$ 2,180	$ 2,500	$ 1,850	$ 3,220	$ 3,500	$ 3,500
Ditto - Suburbs	2,675	2,500	2,200	720	800	1,500	1,530	1,750	1,400	2,460	2,600	2,700
Value of lot & house with bsmt.	14,500	15,500	15,300	12,070	14,000	15,000	13,980	16,000	18,500	12,910	15,750	16,500
Ditto - Suburbs	13,680	14,500	14,300	11,200	13,000	14,000	13,100	15,000	17,500	11,800	14,500	15,300
Value of lot & house without bsmt.	12,950	13,750	13,800	11,420	13,250	14,200	13,100	15,000	16,500	11,480	14,000	14,800
Ditto - Suburbs	12,480	13,250	12,900	10,510	12,200	13,200	12,230	14,000	16,000	10,450	12,750	13,900
Monthly rent - City	-	125	115	-	100	150	-	90	80	-	110	100
Ditto - Suburbs	-	115	100	-	80	125	-	80	80	-	87	90
Taxes, tenant occupied - City	-	215	210	-	240	-	-	197	250	-	150	165
Ditto - Suburbs	-	240	230	-	175	-	-	134	122	-	80	87
Taxes, owner occupied - City	-	215	210	-	240	-	-	134	187	-	75	90
Ditto - Suburbs	-	240	230	-	175	-	-	73	60	-	30	35
Value ? times monthly rent	-	124	133	-	140	100	-	178	205	-	141	165
Ditto - Suburbs	-	128	143	-	163	112	-	188	194	-	197	170
Annual rent as % of value	-	9.7%	9.0%	-	8.6%	12.0%	-	6.8%	5.8%	-	8.5%	7.2%
Ditto - Suburbs	-	9.9%	8.3%	-	7.4%	10.7%	-	6.4%	6.1%	-	7.2%	7.0%

	WILMINGTON, DEL.			WORCESTER, MASS.			YORK, PA.			YOUNGSTOWN, OHIO		
	1950	1952	1954	1950	1952	1954	1950	1952	1954	1950	1952	1954
Value of lot - City	$ 3,500	$ 3,500	$ 3,700	$ 1,000	$ 1,100	$ 1,500	$ 2,980	$ 2,000	$ 2,000	$ 1,500	$ 1,700	$ 2,000
Ditto - Suburbs	2,200	2,300	2,300	750	800	900	1,[illegible]	1,250	1,350	1,500	1,700	1,800
Value of lot & house with bsmt.	12,070	14,100	13,800	10,900	12,900	14,000	10,480	13,500	14,000	12,570	15,000	16,000
Ditto - Suburbs	11,040	12,900	12,600	10,600	12,500	13,050	10,480	13,500	14,000	12,570	15,000	16,500
Value of lot & house without bsmt.	11,560	13,500	12,600	10,100	11,900	13,000	10,100	13,000	13,200	12,150	14,500	14,500
Ditto - Suburbs	10,570	12,350	11,400	10,200	12,000	12,000	10,100	13,000	13,200	12,150	14,500	14,000
Monthly rent - City	-	100	100	-	100	100	-	100	100	-	85	90
Ditto - Suburbs	-	100	100	-	90	85	-	100	90	-	85	80
Taxes, tenant occupied - City	-	178	185	-	325	350	-	140	150	-	189	205
Ditto - Suburbs	-	72	65	-	250	270	-	90	100	-	189	205
Taxes, owner occupied - City	-	178	185	-	325	350	-	140	150	-	189	205
Ditto - Suburbs	-	72	65	-	250	270	-	90	100	-	189	205
Value ? times monthly rent	-	141	138	-	129	140	-	135	140	-	178	177
Ditto - Suburbs	-	129	128	-	139	152	-	130	155	-	178	193
Annual rent as % of value	-	8.5%	8.0%	-	9.3%	8.5%	-	8.5%	8.5%	-	8.8%	8.7%
Ditto - Suburbs	-	9.3%	9.5%	-	8.6%	7.8%	-	8.2%	7.7%	-	8.8%	8.1%

*Relationship to house without basement.

(cont. from page 397)

2. What would this lot and house, not over 1 year old, sell for . . . with basement? . . . without basement?

3. What would this property rent for?

4. How much would the taxes amount to if this house were tenant occupied?

5. How much would the taxes amount to if this house were owner occupied?

In compiling the results, we have given separate figures on taxes for owner occupancy and tenant occupancy for those cities in which some form of homestead tax exemption exists.

All replies for each city were averaged with the exception of an occasional answer which was badly out of line with all of the other replies received. Throwing out these erratic answers made it impossible for any individual to affect the final result.

It is realized that in some cities the averages obviously indicate that the persons filling out the questionnaire did not have the same conception of the house we pictured and described as did those in other communities. As a rule, however, in most cities the opinions of the various persons who answered our questionnaire were not too badly at variance. On the whole it seems to us that the replies we have tabulated here are fairly reasonable.

From other material in our files, our statistical department has computed an estimate of the value of the house and lot for each of these cities for the year 1950. This should make possible some idea of the trends in the various cities.